

SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS
MINUTES OF THE MEETING OF

August 18, 2006

Minutes of the Regular Meeting of the County Planning Department Hearings held in the San Luis Obispo County Planning and Building Department Conference Room, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by Warren Hoag, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of August 18, 2006, together with the maps and staff reports attached thereto and incorporated therein by reference.

PUBLIC COMMENT PERIOD

None

CONSENT AGENDA:

None

NON-HEARING ITEMS:

1. This being the time set for hearing to consider a request by **ANDREW BATTY** for a Minor Use Permit/Coastal Development Permit to allow development of a two-story, approximately 2,500 square-foot single-family dwelling, including an attached garage, and an off-site driveway and turn-around area. The project also includes a request for an adjustment pursuant to Coastal Zone Land Use Ordinance Section 23.07.174 of the required riparian setback from Little Cayucos Creek by allowing temporary excavation no closer than 18 feet from the edge of riparian vegetation, two feet beyond the required 20-foot setback as specified in the Estero Area Plan. The project will result in the disturbance of approximately 3,600 square feet of a 15,000 square-foot parcel, and disturbance of approximately 1,230 square feet adjacent 12,750 and 7,500 square-foot parcels. The proposed project is within the Residential Multi-Family land use category and is located 150 feet east of D Street, south of Cypress Avenue, directly to the rear of 398 D Street in the community of Cayucos. The site is in the Estero Planning Area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 6, 2006 for this project. Mitigation measures are proposed to address biological resources and cultural resources. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

County File No: DRC2004-00111

Assessor Parcel Number: 064,034,011

Supervisory District 2

Date Accepted: August 3, 2005

Mike Wulkan, Project Manager

Thereafter, on motion of the hearing officer, the Minor Use Permit / Coastal Development Permit is approved based on Findings A through R in Exhibit A and subject to Conditions 1 through 35 in Exhibit B. (Document No. 2006-320)

2. This being the time set for hearing to consider a request by **DENNIS DEWALT** for a Minor Use Permit/Coastal Development Permit to allow an approximately 350 square-foot addition on the first floor of an existing, 2,985 square-foot, two-story dwelling, plus addition of a second-story deck, a covered patio on the first floor, a pool and spa and related improvements in the yard area, and landscape restoration. The project will result in the disturbance of an additional approximately 2,500 square feet of an approximately 16,700 square-foot parcel. The proposed project is within the Residential Suburban land use category and is located at 6450 Harbor Lights Lane, approximately 450 feet south of Lupine Canyon Road in the community of Avila Beach. The site is in the San Luis Bay Planning Area. The Environmental Coordinator finds that the previously certified Final Environmental Impact Report (FEIR) is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previously certified FEIR, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previously certified FEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR was certified.

County File No: DRC2005-00118
Supervisory District 3
Mike Wulkan, Project Manager

Assessor Parcel Number: 076,180,023
Date Accepted: March 21, 2006

Thereafter, on motion of the hearing officer, the Minor Use Permit / Coastal Development Permit is approved based on Findings A through H in Exhibit A and subject to Conditions 1 through 18 in Exhibit B. (Document No. 2006-321)

3. This being the time set for hearing to consider a request by **VINEYARD CHRISTIAN FELLOWSHIP** for a Minor Use Permit/Coastal Development Permit to allow the construction of a two story 3,600 square foot office for the Vineyard Christian Fellowship. The project will result in the disturbance of approximately 10,380 square feet of a 3.5 acre parcel. The proposed project is within the Commercial Retail land use category and is located at 1633 Main Street in the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA.

County File No: DRC2005-00146
Supervisory District 2
Ryan Hostetter, Project Manager

Assessor Parcel Number: 013-221-029
Date Accepted: February 28, 2006

Thereafter, on motion of the hearing officer, the Minor Use Permit / Coastal Development Permit is approved based on Findings A through H in Exhibit A and subject to Conditions 1 through 13 in Exhibit B. (Document No. 2006-322)

4. This being the time set for hearing to consider a request by **KEN AND JULIE CAMELL** for a Minor Use Permit/Coastal Development Permit to allow the construction of a 710 square foot addition to the existing 1,762 square foot single family residence with attached garage. The proposed addition includes relocating an existing bedroom, bathroom, and living room. The proposed project is within the Residential Single Family land use category and is located at 2323 Los Arobles in the community of Los Osos. The site is in the Estero planning area. This project is exempt under CEQA.

County File No: DRC2005-00213
Supervisory District 2
Ryan Hostetter, Project Manager

Assessor Parcel Number: 074-042 -010
Date Accepted: July 18, 2006

Thereafter, on motion of the hearing officer, the Minor Use Permit / Coastal Development Permit is approved based on Findings A through G in Exhibit A and subject to Conditions 1 through 15 in Exhibit B. (Document No. 2006-323)

5. This being the time set for hearing to consider a request by **MICHAEL CLARK** for a Development Plan/Coastal Development Permit to allow a 39,391 square foot, 31-unit senior care facility. The project will result in the disturbance of approximately 1 acre of a 1.26 acre parcel. The proposed project is within the Residential Multi-Family land use category and is located between Londonderry, Green, and Ardath Streets, approximately 500 feet west of Highway 1, in the community of Cambria. The site is in the North Coast planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 6, 2006 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Geology & Soils and Noise and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).
County File No: DRC2005-00103 APN's: 024-191-024, 038, 052, 056 thru 059
Supervisory District: 2 Date Accepted: June 22, 2006
Martha Neder, Project Manager

Thereafter, on motion of the hearing officer, the Development Plan / Coastal Development Permit is approved based on Findings A through N in Exhibit A and subject to Conditions 1 through 46 in Exhibit B. (Document No. 2006-324)

6. This being the time set for hearing to consider a request by **GERALD HAZELTON** for a Minor Use Permit to allow grading over an acre for a driveway and building pad for a secondary residence. The project will result in the disturbance of approximately 1.42 acres of a 39.57 acre parcel, including 5,100 cubic yards of cut and 4,050 cubic yards of fill. The proposed project is within the Rural Lands land use category and is located at 7001 and 7007 Old Adobe Way, at the southeast corner of Old Adobe Way and Kingsbury Road, approximately 2.14 miles east of the City of Atascadero. The site is in the El Pomar-Estrella planning area. This project is exempt under CEQA.
County File No: DRC2005-00220 Assessor Parcel Number: 034-501-007
Supervisory District: 5 Date Accepted: July 10, 2006
Michael Conger, Project Manager

Thereafter, on motion of the hearing officer, the Minor Use Permit is approved based on Findings A through F in Exhibit A and subject to Conditions 1 through 12 in Exhibit B. (Document No. 2006-325)

HEARING ITEMS:

7. This being the time set for hearing to consider a request by **GARY AND DOROTHY YORK** for a Lot Line Adjustment (COAL 05 -0282) to adjust the lot lines between two parcels of 5 acres and 80 acres. The adjustment will result in an equal exchange of property and will create lots of 5 and 80 acres. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Rural land use category and is located at 11311 Red Hill Road, approximately 25 miles east of Santa

Margarita. The site is in the Los Padres planning area. This project is exempt under CEQA.

County File No: SUB2005-00132

APN's: 071-111-020 and 071-121-016

Supervisory District: 5

Date Accepted: March 3, 2006

Holly Phipps, Project Manager

MINUTES:

Hearing Officer: Warren Hoag

Others: None

Thereafter, on motion of the hearing officer, the Lot Line Adjustment is approved based on Findings A through D in Exhibit A and subject to Conditions 1 through 10 in Exhibit B. (Document No. 2006-326)

8. This being the time set for hearing to consider a request by **BRENDA MCADAMS** for a Lot Line Adjustment (COAL 06-0007) adjust the lot lines between five parcels totaling approximately 19,000 square feet. The adjustment will result in two parcels of 8,086 square feet and 10,377 square feet each. The proposed project is within the Residential-Single Family land use category and is located on the north side of El Camino at 2128 El Camino in the community of Santa Margarita. The site is in the Salinas River planning area. This project is exempt under CEQA.

County File No: SUB2005-00144

Assessor Parcel Number: 069-042-024

Supervisory District: 5

Date Accepted: June 16, 2006

Holly Phipps, Project Manager

MINUTES:

Hearing Officer: Warren Hoag

Others: None

Thereafter, on motion of the hearing officer, the Lot Line Adjustment is approved based on Findings A through D in Exhibit A and subject to Conditions 1 through 10 in Exhibit B. (Document No. 2006-327)

There being no further business to discuss, the hearing is adjourned.

Respectfully submitted,
Nicole Retana, Secretary Pro Tem
Planning Department Hearings